

## **MEETING AGENDA**

### **CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, MARCH 8, 2022**

**VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on March 8, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on March 8, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

#### **Order of Business**

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of dockets
- g. Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- h. Adjournment

## Minutes

1. Adoption of the minutes of the February 22, 2022 meeting

## Business Recommended for Action

2. **Zoning Docket 006/22**  
**Applicant(s):** Southwest Region Conference of Seventh-Day Adventists  
**Request:** Conditional use to permit a community center in an S-RS Suburban Single-Family Residential District  
**Overlay zoning district(s):** EC Enhancement Corridor Design Overlay District; HUC Historic Urban Corridor Use Restriction Overlay District  
**Property description:** Square 3079, Lots 1, 2, 3, and 4, in the Third Municipal District, bounded by Elysian Fields Avenue, Stephen Girard Street, Frenchmen Street, and Mandolin Street  
**Municipal address(es):** 4336 Elysian Fields Avenue
3. **Zoning Docket 015/22**  
**Applicant(s):** Frenchmen Decatur, LLC  
**Request:** Conditional use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Overlay zoning district(s):** AC-1 Arts and Culture Diversity Overlay District  
**Property description:** Square 5, Lots A, E, and F, or Lot D and an undesignated lot, in the Third Municipal District, bounded by Decatur Street, Frenchmen Street, Chartres Street, and Esplanade Avenue  
**Municipal address(es):** 1407-1411 Decatur Street and 500-504 Frenchmen Street
4. **Zoning Docket 016/22**  
**Applicant(s):** City Council Motion No. M-21-475  
**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to make several minor amendments to the Comprehensive Zoning Ordinance as described in “Attachment A – Omnibus Minor CZO Amendment Proposal” as attached to City Council Motion No. M-21-475. Attachment A can be viewed on the City Planning Commission’s website at [www.nola.gov/cpc](http://www.nola.gov/cpc)
5. **Property Disposition 002/22**  
Consideration of the disposition of immovable property consisting of a public walkway on Square 14, Gentilly Woods, in the Third Municipal District, bounded by Mirabeau Avenue, Metropolitan, and Kendall Drives. An adjacent lot bears the municipal address of 4800 Metropolitan Drive.
6. **Property Disposition 003/22**  
Consideration of the disposition of immovable property consisting of public walkway bisecting Squares 26 and 27, Oak Park Subdivision, in the Third Municipal District. The land runs between St. Bernard Avenue and Bancroft Drive. An adjacent lot bears the municipal address of 5101 Bancroft Drive.

7. **Property Disposition 004/22**  
 Consideration of the disposition of immovable property consisting of a public walkway, on Square G, Lakratt Tract, in the Third Municipal District, bounded by Tilbury Road, Forum Boulevard, and Beekman Road. An adjacent lot bears the municipal address of 14550 Tilbury Road.
8. **Property Disposition 005/22**  
 Consideration of the disposition of immovable property consisting of the Laussat Place right-of-way between Gallier Street and Alvar Street, excluding the intersections with Congress, Independence, and Pauline Streets.

**Business Recommended for Deferral**

9. **Zoning Docket 018/22 - Recommended for deferral to the March 22, 2022 CPC meeting**  
**Applicant(s):** KCT St. Thomas, LLC  
**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District  
**Overlay district(s):** Small Multi-Family Affordable Short Term Rental Interim Zoning District  
**Property description:** Square 56, Lot F or portions of Lots 18 and 19, in the Fourth Municipal District, bounded by Eighth Street, Saint Thomas Street, Chippewa Street, and Seventh Street  
**Address(es):** 601-605 Eighth Street and 3031-3033 Chippewa Street
10. **Zoning Docket 019/22 - Recommended for deferral to the March 22, 2022 CPC meeting**  
**Applicant(s):** 747 St. Charles Ave Investment, LLC  
**Request:** Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District  
**Overlay district(s):** Multi-Modal/Pedestrian Corridor  
**Property description:** Square 218, Lots 1 and 2, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street  
**Address(es):** 741-747 Saint Charles Avenue
11. **Zoning Docket 020/22 - Recommended for deferral to the March 22, 2022 CPC meeting**  
**Applicant(s):** South Market Properties, LLC  
**Request:** Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District  
**Overlay zoning district(s):** Multi-Modal/Pedestrian Corridor  
**Property description:** Square 234, Lots Y and 25, in the First Municipal District, bounded by Baronne Street, Girod, Carondelet Street, and Julia Street  
**Municipal address(es):** 704-714 Baronne Street and 828 Girod Street

12. **Zoning Docket 021/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** City Council Motion No. M-22-1  
**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to create a new temporary use category of “parklets” within Article 21, Section 21.8 Temporary Uses and to make recommendations for any other amendments deemed necessary. In the course of review, CPC should study regulations in similarly situated municipalities, as well as applicable State regulations, to guide potential amendment.

13. **Zoning Docket 022/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** City Council Motion No. M-22-17  
**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Small Multi-family Affordable Short Term Rental Interim Zoning District, the intent of which is to prohibit certain uses for the “Small Multi-Family Affordable” dwelling units that are created on all lots within the Historic core and Historic Urban zoning districts, both residential and non-residential, the Suburban zoning districts, both residential and non-residential, the Historic Marigny/Tremé/Bywater zoning districts, both residential and non-residential, and the MU-1 Medium Intensity Mixed-Use District and the MU-2 High Intensity Mixed-Use District.

The prohibited uses of any unit added in order to avail the owner thereof the incentives provided to a “Dwelling, Small Multi-Family Affordable,” as defined and described in M-21-471, as amended are:

- a. Any issuance or renewal of a Residential Short Term Rental permit or license
- b. Any issuance or renewal of a Commercial Short Term Rental permit.

14. **Zoning Docket 023/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** City Council Motion No. M-22-27  
**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to consider use standards for Trailer Parks, to establish site design standards, and to make recommendations for any other amendment deemed necessary. In the course of review, the City Planning Commission should study regulations in similarly situated municipalities, including but not limited to nearby parishes in Southeastern Louisiana, as well as applicable State regulations, to guide potential amendments.

15. **Zoning Docket 024/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** Dix Packa Sixie, LLC  
**Request:** Conditional use to permit a commercial use (medical clinic) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District  
**Overlay district(s):** HUC Historic Urban Corridor Use Restriction Overlay District  
**Property description:** Square 335, Lots 1, 2, 3, and 4X, in the Third Municipal District, bounded by Saint Claude Avenue, Fats Domino Avenue, Flood Street, and North Rampart Street  
**Address(es):** 5500-5530 Saint Claude Avenue

16. **Zoning Docket 025/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** Floris M. Cairo  
**Request:** Zoning change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District  
**Overlay district(s):** Vieux Carré Height Interim Zoning District  
**Property description:** Square 75, Lot A, in the Second Municipal District, bounded by Bourbon Street, Dumaine Street, Dauphine Street, and Saint Ann Street  
**Address(es):** 841 Bourbon Street and 804-808 Dumaine Street
17. **Zoning Docket 026/22 - Recommended for deferral to the April 12, 2022 CPC meeting**  
**Applicant(s):** Kestrel Holdings, Inc. and Neil J. Timms  
**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-1 Medium Intensity Mixed-Use District (for Lot F or 21 or Pt. 15 only) and a conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District (for all lots)  
**Overlay zoning district(s):** Small Multi-family Affordable Short Term Rental Interim Zoning District  
**Property description:** Square 8, Lot E, Lot F or 21 or Pt. 15, and Lot G or Lots 21 and 22 or the rear portions of Lots 15 and 16, in the Fifth Municipal District, bounded by Pelican Avenue, Bouny Street, Delaronde Street, and Seguin Street  
**Municipal address(es):** 200-206 Pelican Avenue, 330 Bouny Street